SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-1504

FORMAT – A
(Circular No: - 28 / 2021)

To
MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as "PRITAM PRIDE", to be erected on ALL THAT Piece and parcel of Malik Makbuja Land admeasuring 1453.146 Sq. Mtrs. being a Portion of entire land bearing Khasra No. 12/4 of MOUZA – GADGA bearing Corporation House No. 336, City Survey No. 57/1, Sheet No. 86/7, 15/6, 85/10, 61/10, including all other easementary rights appurtenant belonging thereto, situated at Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR (hereinafter referred as the said Project **"PRITAM PRIDE"**)

1} I/We have investigated the title of the said land on the request of **SHRI. BALBIR SINGH S/o PRITAM SINGH RENU**, Resident of 'Poonam Niwas', Dalal Compound, Rajnagar, Katol Road, Nagpur-440013, Tahsil and District – NAGPUR and following documents i.e.:-

01. Description of the property.

ALL THAT Piece and parcel of Malik Makbuja Land admeasuring 1453.146 Sq. Mtrs. being a Portion of entire land bearing Khasra No. 12/4 of MOUZA – GADGA, bearing Corporation House No. 336, City Survey No. 57/1, Sheet No. 86/7, 15/6, 85/10, 61/10, including all other easementary rights appurtenant belonging thereto, situated at Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR.

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02. The Documents for allotment / acquiring of plot/land.

(i) Sale Deed Dated 20-08-2010 executed by Shri. Shivkumar Brindavan Agrawal and others in favour of Shri. Balbir Singh Pritam Singh Renu, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 3702 on 21-08-2010;

(ii) Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 276 dated 18-11-2010.

03. Search report for 30 years from 1992 till 2022.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of **SHRI. BALBIR SINGH S/o PRITAM SINGH RENU**, Resident of 'Poonam Niwas', Dalal Compound, Rajnagar, Katol Road, Nagpur-440013, Tahsil and District – NAGPUR is clear, marketable and without any encumbrances.

Owner of the land :

ALL THAT Piece and parcel of Malik Makbuja Land admeasuring 1453.146 Sq. Mtrs. being a Portion of entire land bearing Khasra No. 12/4 of MOUZA – GADGA, bearing Corporation House No. 336, City Survey No. 57/1, Sheet No. 86/7, 15/6, 85/10, 61/10, including all other easementary rights appurtenant belonging thereto, situated at Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR.	**SHRI. BALBIR SINGH RENU**

Qualifying comments/ remarks if any

The Title of **SHRI. BALBIR SINGH S/o PRITAM SINGH RENU**, Resident of C/o Hotel Pritam Building, Agrasen Square, Central Avenue, Gandhibagh, Nagpur-440032. Tahsil and District – NAGPUR on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the **SHRI. BALBIR SINGH S/o PRITAM SINGH RENU**, on the said land is enclosed herewith as Annexure.

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Date: 12-02-2022
Encl : Annexure.

Adv. Sandeep Shastri

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1) Property Card issued by City Survey Department as on date of application for registration.

The name of **SHRI. BALBIR SINGH PRITAM SINGH RENU** is recorded in the Property Card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and parcel of Malik Makbuja (*freehold*) Land admeasuring 1453.146 Sq. Mtrs. being a Portion of entire land bearing Khasra No. 12/4 of MOUZA – GADGA, bearing Corporation House No. 336, City Survey No. 57/1, Sheet No. 86/7, 15/6, 85/10, 61/10, including all other easementary rights appurtenant belonging thereto, situated at Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR.

2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 276 dated 18-11-2010 the name of SHRI. BALBIR SINGH PRITAM SINGH RENU is recorded as Owner of the said property.

3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and parcel of land having an area of 3.87 Acres comprising Middle Portion of entire land bearing Old Kh. No. 12/4 of MOUZA – GADGA, P.S.K. 7 having a total area of 11.7 Acres, held in Malikmakbuja Rights, Togetherwith the existing structure standing thereon known and styled as "RAJ KOTHI", situated at Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR, Originally belonged to Shrimant Keshavrao Gopalrao Buty having purchased the same by him from Central India Spinning, Weaving and Manufacturing Company Ltd., by a Sale Deed Dated 05-02-1943, which is duly Registered at the Office of the Sub-Registrar, Mumbai in Addl. Book No. 1, Volume No. 22 on Pages 7 to 13 at Sr. No. 49 on 18-02-1943.

(ii) THAT, the aforesaid Shrimant Keshavrao Gopalrao Buty and his family members lateron effected a Partition of the entire property in between them and in terms of which, the property known and styled as "Raja Kothi' is allotted to the exclusive share of his son namely Shri. Gopalrao Keshavrao Buty absolutely forever with heritable and transferable rights therein.

(iii) THAT, said Shri. Gopalrao Keshavrao Buty transferred the rear portion of Raja Kothi containing by admeasurement 60,000 Sq.Ft. by way of Sale to Shri. Damodhar Griha Nirman Sahakari Sanstha Limited, by a Registered Sale Deed Dated 10-10-1972. Said Shri. Gopalrao Keshavrao Buty sold the Front Portion of Raja Kothi

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admeasuring 60000 Sq. Ft. to Mrs. Jayashree Vijay Naik and others, by a Registered Sale Deed Dated 14-06-1973 and retained the middle portion of Raja Kothi with him.

(iv) THAT, by an Agreement of Sale Dated 27-12-1972, the said Shri. Gopalrao Keshavrao Buty had agreed to sell the Middle Portion of the aforesaid property containing by admeasurement 3560.075 Sq. Mtrs. to Mrs. Nirmala Madhukar Kolte upon several terms and conditions contained therein.

(v) THAT, in the year 1983 the said Mrs. Nirmala Madhukar Kolte in her turn agreed to sell the said property to Shri. Satyanarayan Brindavan Agrawal, Shri. Gajanan Brindavan Agrawal and Shri. Mohan Brindavan Agrawal, Shri. Shivkumar Brindavan Agrawal and Shri. Gopal Brindavan Agrawal and entered into an Agreement with them on 15-02-1983.

(vi) THAT, in the meantime some dispute arose in between Mrs. Nirmala Madhukar Kolte and the said Agrawal Family which resulted into the initiation of legal proceedings in the Court of Law and the said Suit was numbered as Civil Suit No. 41/87. The said Civil Suit No. 41/87 was decided by the Trial Court on 13-07-1995.

(vii) THAT, during the course of time Shri. Satyanarayan Brindavan Agrawal expired on 25-01-1991 leaving behind him, his widow Smt. Shakuntalabai Satyanarayan Agrawal and his 4 sons namely Shri. Dilip Satyanarayan Agrawal, Shri. Rajesh Satyanarayan Agrawal, Shri. Rakesh Satyanarayan Agrawal and Shri. Mukesh Satyanarayan Agrawal. Thereafter the Agrawal Family and the said Mrs. Nirmala Madhukar Kolte jointly preferred an appeal in the High Court of Judicature at Bombay, Nagpur Bench, Nagpur, which was registered as First Appeal No. 8/86.

(viii) THAT, thereafter the parties amicably settled the said matter and prepared a compromise petition and filed in Civil Application No. 8064/2007 in the First Appeal No. 8/96 in the High Court of Judicature of Bombay, Nagpur Bench, Nagpur. As per the said Compromise Petition Dated 22-10-2007 between the said Agrawal Family and Mrs. Nirmala Madhukar Kolte alongwith the said Shri. Balkrishna Gopalrao Buty, it Is agreed that, the said Shri. Balkrishna Gopalrao Buty shall sell the property admeasuring 1453.71 Sq. Mtrs. out of 3560.075 Sq. Mtrs. being a portion of the land, bearing Kh. No. 12/4 of Mouza – Gadga, bearing City Survey No. 57/1 and Sheet Nos. 86/7, 15/6, 85/10 and 6/1/10 popularly known as Raja Kothi, situated at Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR to Shri. Shivkumar Brindavan Agrawal, Smt. Shakuntalabai Satyanarayan Agrawal, Shri. Dilip Satyanarayan Agrawal, Shri. Rajesh Satyanarayan Agrawal, Shri. Rakesh Satyanarayan Agrawal, Shri. Mukesh Satyanarayan Agrawal, Shri. Gajanan Brindavan Agrawal, Shri. Mohan Brindavan Agrawal and Shri. Gopal Brindavan Agrawal jointly and 1453.71 Sq. Mtrs. out of 3560.075 Sq. Mtrs. to Mrs. Nirmala Madhukar Kolte.

(ix) THAT, as per the Compromise Petition Dated 22-10-2007, the said Shri. Balkrishna Gopalrao Buty has sold the above said property

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i.e. 1453.71 Sq. Mtrs. out of 3560.075 Sq. Mtrs. being the Western Portion of the land, bearing Khasra No. 12/4 of MOUZA – GADGA, bearing City Survey No. 57/1, Sheet No. 86/7, 15/6, 85/10, 61/10 popularly known as Raja Kothi, situated at Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR to the said Shri. Shivkumar Brindavan Agrawal, Smt. Shakuntalabai Satyanarayan Agrawal, Shri. Dilip Satyanarayan Agrawal, Shri. Rajesh Satyanarayan Agrawal, Shri. Rakesh Satyanarayan Agrawal, Shri. Mukesh Satyanarayan Agrawal, Shri. Gajanan Brindavan Agrawal, Shri. Mohan Brindavan Agrawal and Shri. Gopal Brindavan Agrawal, by a Sale Deed Dated 18-04-2009, which is duly Registered at the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 at Sr. No. 891 on even date.

(x) THAT, the aforesaid Shri. Shivkumar Brindavan Agrawal, Smt. Shakuntalabai Satyanarayan Agrawal, Shri. Dilip Satyanarayan Agrawal, Shri. Rajesh Satyanarayan Agrawal, Shri. Rakesh Satyanarayan Agrawal, Shri. Mukesh Satyanarayan Agrawal, Shri. Gajanan Brindavan Agrawal, Shri. Mohan Brindavan Agrawal and Shri. Gopal Brindavan Agrawal lateron jointly transferred the said property comprising ALL THAT Piece and parcel of Malik Makbuja Land admeasuring 1453.71 Sq. Mtrs. out of 3560.075 Sq. Mtrs. being the Western Portion of entire land bearing Khasra No. 12/4 of MOUZA – GADGA, bearing Corporation House No. 336, City Survey No. 57/1, Sheet No. 86/7, 15/6, 85/10, 61/10 popularly known as Raja Kothi, including all other easementary rights appurtenant belonging thereto, situated at Civil Lines, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District – NAGPUR by way of Sale to Shri. Balbir Singh Pritam Singh Renu, by a Sale Deed Dated 20-08-2010, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 3702 on 21-08-2010. The said land as per measurement is 1453.146 Sq.Mtrs. and the said area is considered for all practical purposes. As a result therefore the said Shri. Balbir Singh Pritam Singh Renu has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is duly mutated in the name of the said Shri. Balbir Singh Pritam Singh Renu in the Property Card of City and other relevant records.

(xi) THAT the said Shri. Balbir Singh Pritam Singh Renu has proposed to construct on the said Plot of land a Multistoreyed Building to be known and styled as **"PRITAM PRIDE"**, having Ground Floor and Seven Upper Floors consisting of various Apartments therein in accordance with the plans sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation vide his Building Permit No. 712/BP/Gadga/TP/NMC/2732 Dated 02-02-2022.

i) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

a. Sale Deed Dated 20-08-2010
b. Sanctioned Building Plan Dated 02-02-2022
c. City Survey Property Card

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ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

iii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 57/1 of MOUZA – GADGA for the period of 12 (Twelve) Years (i.e. from 1991 to 2002) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH012620703202122E Dated 03-02-2022 and 18 (Eighteen) Years (i.e. from 2003 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH012617412202122E Dated 03-02-2022 Receipt No. 1112296835. The Receipt of the same is enclosed herewith.

iv) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title.
We observed that the said land is Freehold property.

5) Litigations if any.
During our online search we did not came across any entry of Lispendence recorded relating to the aforesaid property





Nagpur
Date: 12-02-2022

Adv. Sandeep Shastri

CHALLAN
MTR Form Number-6

GRN	MH012617412202122E	BARCODE		Date	03/02/2022-13:48:42	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	500.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	500.00	Amount In Words	Five Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320220203151116	2727636682
Cheque/DD No.		Bank Date	RBI Date	03/02/2022-13:49:46	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 337504938 Mobile No. : 9850361454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 03-02-2022 01:50:16

MH012617412202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Feb 2022	Receipt	Receipt no.: 1112296835
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Gadga S.No/CTS No/G.No. : 57
	Period of search :	From :2003 To :2022
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH012617412202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

SANDEEP SHASTRI NAGPUR ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH012620703202122E	BARCODE		Date	03/02/2022-14:18:40	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	.
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	MOUZA GADGA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1991 TO 2002 CITY SURVEY NO. 57
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320220203156 46	2727644334
Cheque/DD No.		Bank Date	RBI Date	03/02/2022-14:19:37	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850361454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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Print Date 03-02-2022 02:30:21